076.0	0005	0018.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,200 / 818,200
					USE VALUE:	818,200 / 818,200
					ASSESSED:	818,200 / 818,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH RANDALL D
Owner 2:	KENSCHAFT LORI J
Owner 3:	
Street 1:	68 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DI MATOS SPIRIDON--TRUSTEE -
Owner 2:	THE KEFALONIA TRUST -
Street 1:	68 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 2064 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7350.000	369,800		448,400	818,200
Total Card	0.169	369,800		448,400	818,200
Total Parcel	0.169	369,800		448,400	818,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.41 /Parcel: 396.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48497

GIS Ref

GIS Ref

Insp Date 10/30/18

!6373!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	369,800	0	7,350.	448,400	818,200		Year end	12/23/2021
2021	101	FV	357,200	0	7,350.	448,400	805,600		Year End Roll	12/10/2020
2020	101	FV	357,200	0	7,350.	448,400	805,600	805,600	Year End Roll	12/18/2019
2019	101	FV	288,400	0	7,350.	416,300	704,700	704,700	Year End Roll	1/3/2019
2018	101	FV	288,400	0	7,350.	416,300	704,700	704,700	Year End Roll	12/20/2017
2017	101	FV	288,400	0	7,350.	365,100	653,500	653,500	Year End Roll	1/3/2017
2016	101	FV	288,400	0	7,350.	333,100	621,500	621,500	Year End	1/4/2016
2015	101	FV	271,100	0	7,350.	294,600	565,700	565,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:48:17

LAST REV

Date	Time
04/30/19	14:22:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6373

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI MATOS SPIRID	33696-142		9/24/2001		411,500	No	No		
DIMATOS SPIRIDO	21719-15		1/29/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	48497
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	294	PATRIOT
12/12/2001	MLS	MM	Mary M
5/16/2000	Inspected	276	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
7/27/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7350		Sq. Ft.	Site		0	70.	0.87	12									448,351						448,400	

Total AC/HA:	0.16873	Total SF/SM:	7350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	448,351	Spl Credit		Total:	448,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.15872097
Const Adj.:	0.99091864
Adj $ / SQ:	126.302
Other Features:	97800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454327
Depreciation:	84505
Depreciated Total:	369822

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

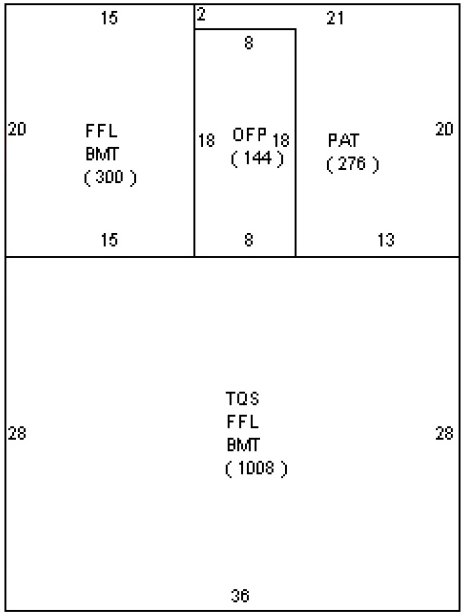
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.93
Special Features:	0	Val/Su Net:	97.52
Final Total:	369800	Val/Su SzAd	179.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,308	37.890	49,561
FFL	First Floor	1,308	126.300	165,203
TQS	3/4 Story	756	126.300	95,484
PAT	Patio	276	3.580	987
OFP	Open Porch	144	27.700	3,989

Net Sketched Area:	3,792			Total:	315,224
Size Ad	2064	Gross Area	4044	FinArea	2064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

076.0-0005-0018.A

IMAGE

AssessPro Patriot Properties, Inc